

COMPREHENSIVE PLAN  
CITY OF CHILOQUIN

April 1980

Prepared for the City of Chiloquin by Lynn D. Steiger and Associates, Inc., working with the City Council and Planning Commission.

City Council

Jack Ulam, Mayor  
Millicent Whiting, Recorder  
Joseph Adamo  
Leonard Bishop  
Barbara Hatcher  
Fred Simonetti  
Diane Switzler  
Joe Wampler

Past Member

Ruby Hanan

Planning Commission

John Kalita  
Arnold Neely  
Bob Parker  
Phil Suitts  
Dick Wells

Past Member

Ruby Hanan

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# City of Chiloquin

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INCORPORATED 1926

P. O. Box 196 - Chiloquin, Oregon 97624 783-2717

April 1980

Chiloquin Residents and  
Other Interested Readers

The Chiloquin Comprehensive Plan has been some two years in the making and reflects a great deal of time and effort put forth by our Council and Planning Commission members and other residents of the community. We hope that it will serve as a useful guide for both private and public investments and improvements in the years to come. We've attempted to provide for growth of various types of residential, commercial and industrial development in a variety of locations, recognizing access and service needs and limitations, and the compatibility of such uses with existing surrounding area development.

The Plan removes the least amount of land from timber production that we felt necessary to be converted to development and recognizes the capabilities and limitations of water, sewage disposal and street systems. Supporting documents of the Plan include Zoning and Subdivision Ordinances, "Technical Data," and the Capital Improvement Program. These implementation provisions will provide the City with the guidelines necessary to insure orderly and planned growth in our community.

Lynn D. Steiger and Associates, Inc. provided technical assistance in the preparation of the Plan and support materials. Staff members working on the project included Steiger, Cathie Blevins Wilson, Leonard Press, Larry Lankford, Jean Evans and Chris Simmons.

Thank you for your interest and help in this endeavor.

Sincerely,

Jack Ulam, Mayor

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## INTRODUCTION

This introductory material has been included to provide citizens and local, State and Federal governmental officials a brief explanation of the Plan in order that the information can be more easily understood and utilized.

The Concept. This Comprehensive Plan is a public document prepared by the City, assisted by the Planning Commission and community residents. It provides long-range guidelines for decision-making with regard to land use suitability, development proposal evaluation, public utility, facility and street improvement planning and other considerations related to community growth.

The Plan should be used by all public bodies as the basis upon which to make community development decisions, and by businesses or private individuals to make investment or construction decisions wherein it is desirable to have some assurance that community growth will take place as projected.

The Purpose. The three basic purposes of this Plan are (1) to encourage desirable growth, (2) to accommodate anticipated development, and (3) to make provisions for those uses which may be needed by a community, but which may have such undesirable characteristics as noise, smoke, or odor.

The Plan can be used to encourage desirable growth in that it identifies those uses which are wanted, and provides areas for their development. Anticipated development, as projected in the Plan can be accommodated by constructing those road and utility improvements which will be needed in order for development to be realized. The Plan has also attempted to provide for the location of those uses which may have undesirable characteristics, but are needed to maintain or improve the economy and employment opportunities.

Flexibility. This Plan is flexible in that provisions are made for reviewing and changing or updating it as conditions in the area change. Such conditions may be economical, physical, social, legal, or environmental.

Existing Uses and Aggregate Lots. Any legal use existing at the time this Plan is adopted can be continued and allowed to expand according to Zoning Ordinance provisions, providing such use is not determined to be a nuisance. If a lot or the aggregate of contiguous lots held in a single ownership at the time of passage of the Plan, has an area or dimension which does not meet minimum requirements of the Plan classification in which the property is located, the

holdings may be occupied by any use permitted in that classification, provided that if there is an area deficiency, residential uses shall be limited to a single unit or the minimum standards of the particular classification.

Legality. The State enabling legislation stipulates that all cities and counties must have plans which (1) assure coordination and consistency (factual basis), in community development decisions, and (2) provide the basis for regulations, e.g. zoning and subdivision ordinances, which express public policy. The term coordination above refers (1) to planning interaction with other agencies at various levels of government, and (2) to transportation improvements, which are among the most important means of plan implementation. The law also requires plan review and revision as changing needs and desires arise. In December, 1974, the State Land Conservation and Development Commission (L.C.D.C.) adopted fourteen land use planning goals. The State goals do not actually have a direct affect on local standards, but do spell out what must be taken into account in preparing a plan. Cities and counties are still responsible for preparation of their own respective plans. Counties are required to coordinate all of the plans prepared within their boundaries.

Zoning. In addition to public utility, facility and transportation improvements, zoning is among the most important means of plan implementation. Zoning maps and land use plans are somewhat similar in that both delineate areas suitable for various uses, and attempt to assure use compatibility. Plans are general and flexible, and provide long-range guidelines for orderly development. Zoning is more specific, short-range and regulatory.

Since the Baker vs. Milwaukie (Oregon Supreme) Court case determined that the Comprehensive Plan has precedence over zoning, any conflicts that exist between this Plan and the Zoning Ordinance will have to be resolved. It is planned to revise the existing zoning ordinance to bring it into compliance with the new Plan and State regulations.

Format. This document has eight basic sections: the Plan map and classification descriptions, goals and policies, findings, land needs analysis exceptions, zoning limitations, community survey results and an adopting resolution including provisions for plan review/ revision and Urban Growth Boundary management.

Technical Data. A supplementary document has been prepared and reproduced under separate cover to include that land use, transportation, population, economic, housing and other related information as required by LCDC. That material provided the bases of most of the findings in the Plan.

## CLASSIFICATION DESCRIPTIONS AND PLAN MAP

The City of Chiloquin has four Plan classifications: Residential, Commercial, Industrial and Public.

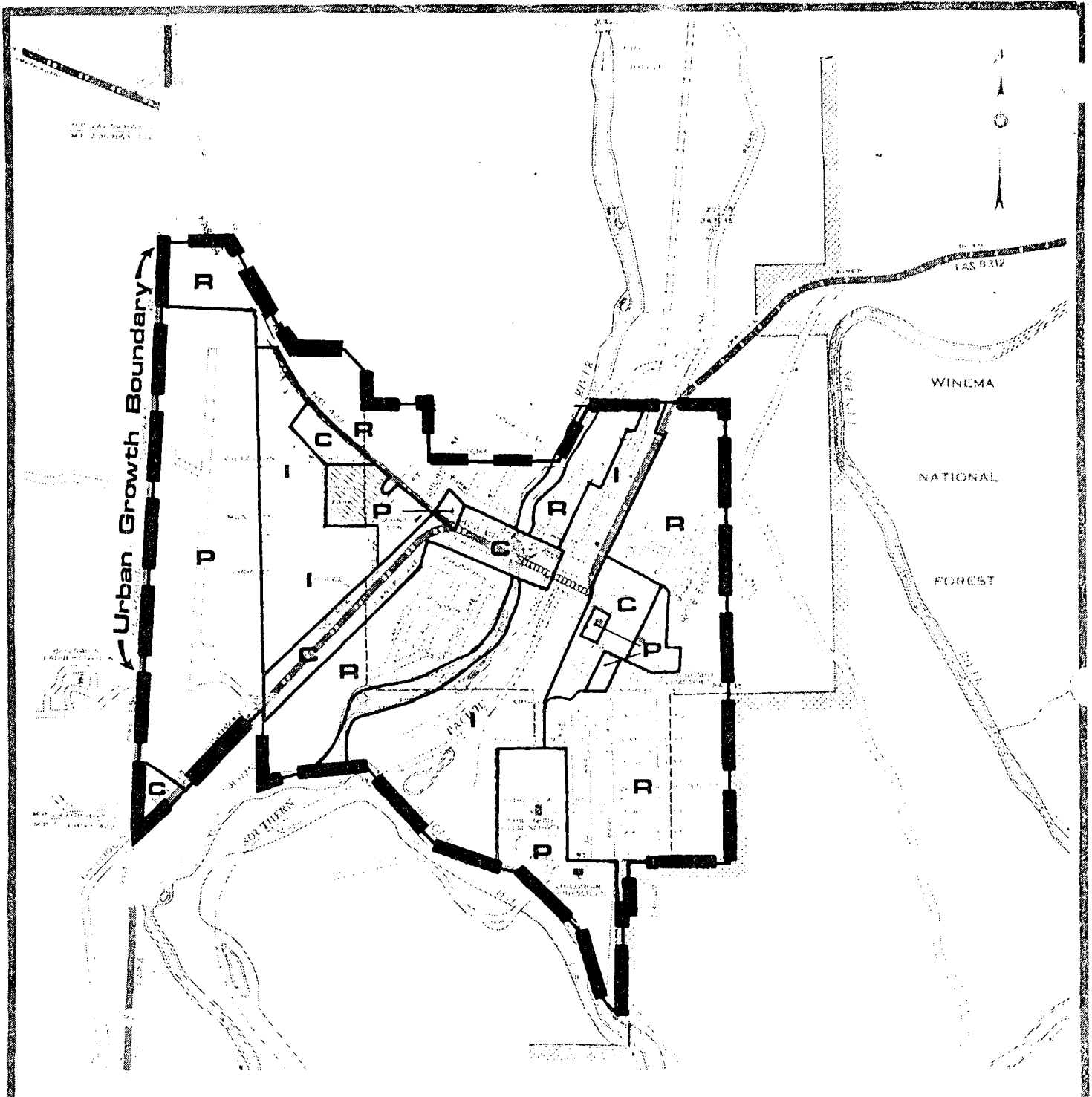
The term "suitable" in the classification definitions following, takes into account existing uses, and those environmental, service and similar conditions in each location, which make that area more or less "suited" for various uses. The term "desirable" refers to an area's social, economical and political characteristics which must be taken into account in establishing the need or demand for various uses on alternative sites. This plan combines these suitability and desirability considerations in an attempt to provide a single development guideline.

The following summaries describe those plan classifications found within the Urban Growth Boundary of Chiloquin.

### City Plan Map Classification

Residential. To provide areas suitable and desirable for single and possibly multi-family residential uses. The primary purpose of this classification is to encourage residential development near City services, commercial and educational support facilities, and employment opportunities. The area designated residential as shown on the Plan map encompasses the existing residentially-developed portion of town and includes in addition (1) areas to the northeast of Jim Street and east of Chiloquin Drive; (2) unincorporated area north and south of the Chiloquin Highway between Applegate Street and Route 97; (3) approximately 40 acres south and southeast of the City Center; and (4) about 24 acres north of the City limits. In total this land use comprises approximately 337 acres or 45.8% of the area within the Urban Growth Boundary.

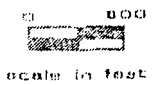
Commercial. To provide areas suitable and desirable for retail, service, tourist, and other similar commercial activities which are needed in the community. The primary purpose of this classification is to encourage a relatively concentrated retail commercial center to maintain or improve commercial returns by maximizing customer interactions between businesses and minimizing costs of providing the relatively high level of City services commercial establishments require, and a second "highway-oriented" commercial area. The areas designated commercial encompass approximately 72 acres or 9.8% of the area within the Urban Growth Boundary,



- R** RESIDENTIAL
- C** COMMERCIAL
- I** INDUSTRIAL
- P** PUBLIC

# LAND USE PLAN

## CHILOQUIN OREGON



and includes (1) the downtown area, and (2) the area on both sides of Chiloquin Highway from Klamath Avenue to the Airport exit and the service station at the south intersection of Route 97 and Chiloquin Highway.

Industrial. To provide areas suitable and desirable for those industrial activities needed to maintain or improve area economy and employment. The principal purpose of this classification is to encourage new industrial development or expansion of existing industries, and to minimize the conflicts between housing and industrial activities while maintaining proximity to utility and transportation facilities and City services. The areas designated industrial including the railroad right-of-way, constitute 167 acres or 22.7% of the land bounded by the Urban Growth Boundary. The uses are located in two zones, (1) that which stretches on both sides of the Southern Pacific railroad line from the Sprague River northeast to the UGB; and (2) a 30 acre area bounded on the west by the airport and on the east by Applegate Street, just north of the commercial strip on the Chiloquin Highway.

Public. To indicate areas desired to be used for existing or anticipated public uses such as schools and parks and other local public, State or Federal activities or facilities. The primary purpose of this classification is to prevent incompatible uses from encroaching upon the existing public facilities and those areas where future expansion of the facilities would be most desirable. There are several areas designated as public. Their total area amounts to 159 acres or about 21.6% of the area within the UGB, and includes the Chiloquin Municipal Airport, the grounds of the Chiloquin elementary and high schools (approximately 35 acres); Spinks Park and an adjoining maintenance station (approximately 20 acres); and other smaller, scattered City properties.

## GOALS AND POLICIES

### I. Citizen Involvement

Goal: To encourage an effective citizen involvement process that will involve citizens in all phases of the planning process.

Policies:

1. That the Citizen Involvement Program will be used to insure an ongoing formal avenue for citizen involvement.



2. That temporary committees will be used to assist the City in addressing specific planning tasks, e.g., the Airport Master Plan preparation.
3. That the Planning Commission will be designated as the Committee for Citizen Involvement, and shall be responsible for encouraging, organizing and guiding the Citizen Involvement Program.
4. That communications between citizens and City officials will be encouraged through town hall meetings.
5. All meetings will be well advertised by placing notices around town.
6. That citizen input and assistance in the planning process will be encouraged. Citizens will be encouraged to assist in solving problems and in making all City planning decisions.
7. That maps charts, written material and all other technical planning information will be available for citizen review and consideration in making planning decisions.
8. That the City officials will inform interested citizens of their planning decisions and the reasons for these decisions.
9. The Citizen Involvement Program will be reviewed and evaluated as necessary.

Recommendations:

1. That any vacancies on the Planning Commission be advertised widely to provide for widespread participation.
2. That significant planning meetings be well-advertised utilizing the newspaper, local radio, and local posters throughout the town.
3. That the background data and plan be available for citizen review both at the city hall and at the library.
4. That plan summaries be widely distributed after adoption.
5. That informational materials be prepared for distribution to schools, civic groups and other organiza-

tions and individual citizens to explain the Plans and planning processes.

## II. Land Use Planning Process

Goal: To establish a continuing comprehensive planning program for the City of Chiloquin.

Policies:

1. That all City actions related to land use will be consistent with the Plan.
2. That land use decisions will take into account all applicable plan background material, inventory maps and other factual information.
3. That detailed plans or specific programs to implement the Plan goals and policies will be developed along with implementing ordinances.
4. That planning decisions will be coordinated with affected local, State or Federal agencies.
5. That the Comprehensive Plan will be kept current through semi-annual review.
6. That major Plan changes such as revisions and reprinting will follow a process similar to Plan preparation and may be initiated by the Council, Planning Commission or citizen petition.
7. That minor Plan changes such as boundary corrections or adjustments will be made by the governing body at a public hearing.
8. That notice for Plan changes will be given in the same fashion as notice for zone changes.
9. That future land uses will be placed so as to minimize development costs and achieve compatibility with adjacent uses.
10. That provisions will be made to assure residential development and its surrounding land uses are compatible.
11. That the small-town character of the community will be protected and/or enhanced.
12. That a properly-located and well-designed arrangement of commercial uses will be provided, compatible with surrounding land uses.

13. That commercial development impact on adjacent residential areas will be minimized.
14. That industrial uses will be encouraged which are compatible with surrounding land uses, and or which enhance the utility of industrial areas.
15. That environmentally-compatible land uses will be encouraged.
16. That private investments will be protected from incompatible development.
17. That the investment in public facilities and services will be protected from development which might exhaust their capacity and require additional capital improvements.
18. That an official copy of the Plan and related documents will be kept on file by the City Recorder and a second copy will be available for review.
19. That the City Recorder will maintain a listing of the local, State and Federal agencies likely to be affected by local planning decisions, and will be responsible for notifying these agencies when necessary.

III. Agriculture Land: Not applicable to Chiloquin.

IV. Forest Land

Goal: To conserve the forest lands surrounding the City for forest uses.

Policies:

1. That developers will be encouraged to maintain as many trees on the property as possible when new developments are being considered.
2. That the City will discourage further subdivision of forested lands in the surrounding area to the extent practical.
3. That a State Goal 4 exception will be taken related to allowing development of forested areas within the Urban Growth Boundary.
4. That land uses being developed adjacent to forest uses should be designed so as to minimize conflicts with forest management and harvest practices.

5. That development on steep slopes be required to retain vegetation as needed to prevent soil erosion and protect the watershed.
6. That within the UGB consideration will be given to the following factors prior to conversion of commercial forest land to other uses.
  - Productivity.
  - Compatibility with adjacent forest uses.
  - Impact on soil, watershed and wildlife habitat.
  - Ability to maintain forest cover.
  - Need for land for the uses proposed, and alternative locations available.

V. Open Spaces, Scenic & Historic Areas and Natural Resources

Goal: To conserve open space and protect natural, cultural, historical, and scenic resources.

Policies:

1. That open space lands will be conserved by:
  - Providing adequate open space in new developments to enhance the community's small town character.
  - Limiting development in areas that have scenic, or natural values, and areas subject to severe natural disasters and hazards.
  - Discouraging development in the surrounding area.
2. That identified scenic resources will be protected from incompatible uses to the extent practical.
3. Historical and cultural resources will be protected by:
  - Encouraging preservation/restoration of historic sites and structures whenever possible.
  - Protecting archaeological resources subject to being disturbed by development.
  - Assisting private property owners in cooperative efforts with the County Historical Society and/or State Historical Office to protect and/or preserve historical sites and structures.
4. Natural resources will be protected by:
  - Considering their conservation when determining the rate, location, and type of growth in the City.

- Protecting and enhancing groundwater and surface water resources.
- Encouraging protection of unique natural areas whenever possible.
- Considering fish and wildlife habitat when considering development proposals.
- Considering the development limitations of soils when new development is proposed.

Recommendations:

1. That a more detailed archaeological inventory be undertaken for the Chiloquin area.
2. That the City pursue becoming part of a County-wide (voluntary), historical preservation program.

VI. Air, Water and Land Resource Quality

Goal: To preserve or improve the quality of air, water and land resources.

Policies:

1. That development proposals will be evaluated in terms of their impact on air, water and land resource quality.
2. That State and Federal air and water quality and noise level standards will be met.
3. That air pollution management practices will be supported.
4. That noise sensitive areas will be separated or buffered from excessive noise sources to the extent practical.
5. Adopt and enforce regulations to require and insure reliable and sanitary solid-waste disposal.
6. Water and groundwater resources will be protected and improved by prohibiting undesirable discharges.
7. That areas in town not presently connected to the sewage system will be connected as soon as possible.

VII. Areas Subject to Natural Disasters and Hazards

Goal: To protect life and property from natural disasters and hazards.

Policies:

1. That Federal Insurance Administration requirements for floodplain development will be met.
2. That development in areas subject to natural disasters and hazards will be limited to compatible uses.
3. That the development limitations of areas subject to natural disasters and hazards will be recognized in planning decisions.
4. That provisions will be made for minimizing forest fire hazards in subdivisions in forested areas.

VIII. Recreation

Goal: To satisfy the recreation needs of the community.

Policies:

1. That existing recreational facilities will be improved/developed when possible, and coordinated with other local, State and Federal agencies.
2. Existing parks will be improved prior to acquisition of additional park land, and coordinated with other local, State and Federal agencies.
3. An effort will be made to provide recreation facilities and programs for all age groups, minorities and handicapped.

Recommendation: That a community park site be identified and acquired if and when funds become available.

IX. Economy

Goal: To diversify and improve the economy of the City.

Policies:

1. That diversification of industry will be encouraged.
2. That economic use of waste wood products will be encouraged.
3. That new business and industry employing young adults and women will be encouraged.
4. That employment opportunities for current City residents will be improved whenever possible.
5. That utilization of educational/training facilities will be encouraged.

6. That new business and industry in the community will be encouraged, so long as
  - a. Such development does not threaten the air, water and land resource quality of the community.
  - b. Undesirable impacts on public facility capacities can be minimized.
7. That diversification of the service and retail trade sector will be encouraged.
8. Encourage development and improvement of existing commercial services in the community.

X. Housing

Goal: To provide adequate and affordable housing for the citizens of the community.

Policies:

1. That an increase in the housing supply will be encouraged, so long as new housing does not threaten the City's ability to provide services.
2. That housing supply should be increased in order to maintain a reasonable housing market (i.e., increase vacancy rates).
3. That an increase in the supply of rental housing will be encouraged.
4. That an increase in the supply of multi-family housing will be encouraged, as long as it is reasonably compatible with existing and planned uses.
5. That rehabilitation of older and substandard housing will be encouraged and supported.
6. That public and private assistance will be sought in order to provide low cost rental and owner-occupied housing units.
7. That policies which unreasonably increase the cost of housing will be avoided.
8. That the supply of land designated for residential use will be adequate to provide for housing needs.

## XI. Public Facilities and Services

Goal: To provide an orderly and economic arrangement of public facilities and services.

### Policies:

1. That an effort will be made to improve City services in the existing developed areas prior to extending services to new areas.
2. That sewer service will be provided to households which are not yet served as soon as possible.
3. That development will be encouraged in areas where services are adequate to accommodate additional people.
4. That all future growth will take into consideration the limitations of City facilities and services.
5. That development and improvement of the Chiloquin Airport will be supported.
6. That water and sewerage service extensions will not be considered until such time as the existing systems can satisfy current needs.
7. That new City services will not be extended outside the City limits.

### Recommendations:

1. That storm water runoff and other drainage improvements be provided in all new subdivisions, and be constructed in problem areas as funds are available.
2. That the City recognize water and sewerage system problems, and set about making needed improvements, using the Capital Improvement Program as a guideline.
3. That development of a rural fire protection district, combining Chiloquin with surrounding communities is encouraged.
4. That the City work with the County to improve access to schools consistent with present and future needs.

## XII. Transportation

Goal: To develop and maintain a safe, convenient and economic transportation system.



Policies:

1. That the Street Plan segment of the Capital Improvement Program will be recognized for all applicable street construction decisions.
2. That a street network to meet the needs of existing and anticipated movement of people will be provided.
3. That provisions will be made to increase the convenience and safety of pedestrian and bicycle transportation.
4. That the Airport Master Plan will supplement the Comprehensive Plan.
5. That the City will continue to address items 1-9 of the State Planning Goal XII, as such provisions are applicable to transportation decisions.

Recommendations:

1. That the truck routings as recommended in the street plan be initiated as soon as possible.
2. That the City and County work together within the State to address the problem of trucks passing through town.
3. That Airport zoning provisions be adopted at such time as the Airport Master Plan is completed and ordinance provisions prepared.

Energy Conservation

Goal: To conserve energy.

Policies:

1. That residential development will be encouraged to be located in close proximity to the City in order to provide for the shopping, employment, recreation education and other needs of such residents at least expenditure of energy.
2. That energy conservation programs, such as home insulation programs will be strongly encouraged.
3. That utilization of renewable energy resources will be supported.
4. That the use of passive solar design will be encouraged in new developments.

5. That energy-saving design of housing and neighborhoods will be strongly encouraged when considering new subdivisions.

Recommendation: That use of the private auto be decreased by making pedestrian and bicycle transportation more attractive and convenient, and by encouraging additional concentrated development of local commerce and services.

#### XIV. Urbanization

Goal: To provide an orderly and efficient transition from rural to urban land use.

Policies:

1. That establishment and change of the urban growth boundary will be based upon the following:
  - a. Demonstrated need to accommodate long-range urban population growth requirements.
  - b. Need for housing, employment opportunities and/or commerce.
  - c. Orderly and economic provision of public facilities and services.
  - d. Maximum efficiency of land uses within and on the fringe of the existing urban area.
  - e. Retention of productive forest land.
  - f. Compatability of the proposed urban uses with nearby forest uses.
  - g. Environmental, energy, economic and social consequences.
2. That available vacant land within the City will be encouraged to be used before additional land is annexed.
3. That low to moderate growth will be accommodated.

## FINDINGS

### I. CITIZEN INVOLVEMENT

1. That citizens have been involved in planning since the City's incorporation in 1926.
2. Citizen participation in Chiloquin tends to be sporadic and issue-oriented.
3. A majority of citizens responding to the citizen attitude questionnaire feel that notice of planning meetings could be improved.
4. The Planning Commission has been responsible for preparation of the draft Plan and have the role of Committee for Citizen Involvement.

### II. LAND USE PLANNING

1. Until recently, most land use proposals were considered on a case-by-case basis, with little, if any consideration of the long-range impact.
2. A majority of citizens responding to the questionnaire felt that the Plan should be updated bi-annually or every five years..
3. That a City base map has been prepared and that the following inventory information has been assembled: land use, zoning, floodplain, topography, timber productivity, water and sewerage lines, historical and recreational sites, and ownership.
4. That inventory information assembled is sufficient to address each of the applicable State goals and is basically included in the Technical Data document.
5. That the subdivision ordinance has been revised and that application forms/checklists have been prepared to implement this ordinance.
6. That problems and issues have been identified in the community survey.
7. That in addition to Plan and Technical Data Information specifically regarding the City, related information can be found in the respective elements of the County Plan, and in the City's Street Plan/Capital Improvement Program.

### III. AGRICULTURE LAND: Not applicable to Chiloquin.

#### IV. FOREST LAND

1. Forest resources are important to the Chiloquin area since timber harvest, processing and management are very important to the City's economy.
2. Forest resources are an important aspect of the recreational uses in the area.
3. Chiloquin's attractiveness stems, in part, from the surrounding forested areas.
4. Forest lands are important for protection of the soils, watershed, and wildlife habitats.
5. Although forest lands in the Chiloquin UGB are primarily site class V and VI, they are relatively slow-growing, and not considered significant to either the short or long range economic well-being of the area.
6. A majority of citizens responding to the questionnaire felt that forested areas inside the City should be protected to some extent.
7. A majority of citizens also felt that further subdivision of forested areas outside the City should be limited.
8. That an exception can be justified for including commercial forest land in the Chiloquin Urban Growth Boundary, based upon the following:
  - a. Nearly all of the land surrounding the City limits is recognized as commercial timberland. Any expansion of the City will include such land.
  - b. Land included within the UGB is low productivity land - primarily in the site Class VI category.
  - c. All of the land is cut up into relatively small parcels. Only one of those parcels of timberland between the airport and town are larger than 20 acres. All other forestland parcels are less than 20 acres in size.

#### V. OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

1. A relatively large quantity of undeveloped land exists inside the City of Chiloquin, primarily in the form of undeveloped lots.

2. Most of the land in the surrounding area is undeveloped.
3. Chiloquin is located in an area of outstanding scenic beauty.
4. There are few buildings in town which might have historic value.
5. A majority of citizens responding to the survey felt that historic areas should be protected.
6. Because the City developed at an old Indian campsite, it is likely that archaeological resources exist in the Chiloquin area.
7. Mineral resources in the Chiloquin vicinity include diatomite, peat and aggregate. None of these resources will be threatened by expansion of the City of Chiloquin.
8. The quality of groundwater in the Chiloquin area is generally excellent. Some of the surrounding hillsides serve as recharge areas for the groundwater supply.
9. There are no known geothermal resources in the Chiloquin area.
10. There are many important surface water resources in the Chiloquin area, including the Williamson and Sprague Rivers.
11. Soils in the Chiloquin area generally have severe limitations for development of housing, roads and septic tanks.
12. Vegetation in the Chiloquin area is primarily of the Pine-Bitterbrush type.
13. The surface water resources in the Chiloquin area provide some of the best fish habitats in the State.

#### VI. AIR, WATER AND LAND RESOUCE QUALITY

1. The Chiloquin area has excellent air quality, and is classified as a Class II PSD area by the EPA.
2. Because Chiloquin is located only 30 miles from a national park, stricter air quality standards may apply in some cases.

3. Motor vehicle traffic is not a significant source of air pollution in the vicinity.
4. Slash burning is likely to be the most prevalent source of air pollution in the Chiloquin area.
5. Noise may be a problem in some areas of town due to the location of the railroad, the mill, and the fire siren in close proximity to schools and residential development.
6. The Chiloquin solid waste disposal site is no longer a threat to land resource quality, as it is currently being used as a waste transfer site only.
7. Water quality is generally good in Chiloquin. However, there are some problems with failing septic tanks in residential areas along the Williamson River.
8. Both the Williamson and Sprague rivers have problems of excessive debris, a non-point source of water pollution.

#### VII. AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

1. The major natural hazards in the Chiloquin area are flooding, high ground water, poorly drained soils and erosion.
2. Storm water runoff is not a hazard in Chiloquin.
3. There is some danger of flooding along the banks of the Williamson and Sprague Rivers, however, records from the 1964 flood indicate that this hazard is very slight.
4. High groundwater and poorly drained soils are an important development limitation on many soils in the Chiloquin area.
5. There is a moderate erosion hazard on the steeper slopes surrounding Chiloquin.
6. Wildfire is a potential hazard to many of the developments in Chiloquin and the surrounding area.
7. Geologic hazards are remote.

#### VIII. RECREATION NEEDS

1. Although Chiloquin's supply of park land is adequate at the present time, particularly since State and

Federal parklands are nearby, some need of a community park may exist in the future.

2. The primary recreation need at this time is to improve/develop the existing park lands.
3. Another important need is recreation facilities/programs for youth.
4. Recreation programs for senior citizens may also be needed.

#### IX. ECONOMY

1. Chiloquin's economy is almost exclusively based upon natural resources, i.e. timber and tourism.
2. Less than half of Chiloquin's population is of working age, i.e., age 20-64.
3. Over one-quarter of Chiloquin's labor force lists their occupation as laborer, while another 1/4 are either craftsmen and foremen or operatives.
4. Unemployment in Chiloquin and Klamath County tends to be higher than the State-wide average.
5. Unemployment in Chiloquin and Klamath County tends to be higher than the State-wide average.
6. Unemployment tends to be high in winter due to the seasonal trends in the lumber industry.
7. Almost 20% of the population in Chiloquin earned less than \$2,000/year in 1970.
8. Over 60% of Chiloquin's population earned less than the County-wide median income and 70% earned less than the State-wide median income.
9. Chiloquin's median income of \$4,533 was the lowest of the four small cities in Klamath County.
10. Half of Chiloquin's business establishments are in retail trade and services, although only 12% of the employment is in these sectors.
11. Only 10% of the business establishments are in forestry and manufacturing, while 40% of the jobs are in these sectors.
12. Public administration accounts for another 41% of the jobs in Chiloquin, largely due to the forest service and school district employment in the area.

13. Chiloquin's economic base is forestry, harvest, processing and management. Tourism is a secondary and much smaller factor.
14. The downtown appearance could be improved.
15. The community needs a wider variety of commercial services, and more industry/jobs.

#### X. HOUSING

1. Housing supply in Chiloquin increased very slightly between 1960 and 1970, however, after a number of new housing starts in the early '70's, there were no new starts in 1977 or 1978 and only 3 in 1979.
2. The vacancy rate in 1970 was relatively high, however, this has declined considerably since then.
3. The majority of housing in Chiloquin is owner-occupied.
4. Nearly 90% of the housing units in Chiloquin were single-family units in 1970. It is expected that a continuation of that ratio of single to multi-family dwellings will meet future needs.
5. The average size of households is declining in Chiloquin. It is expected that a continuation of that ratio of single to multi-family dwellings will meet future needs.
6. Nearly half of the housing units in Chiloquin are over 40 years of age.
7. Data from the housing condition inventory in 1978 indicates that only 43% of the housing units in Chiloquin are standard, 24% are deteriorating and 16% are substandard (the balance are mobile homes).
8. The scattered distribution of deteriorating or substandard houses in many areas of town will limit new housing starts, although a number of vacant lots may be found in such areas.
9. The number single family houses and mobile homes in unincorporated areas within the Urban Growth Boundary is 300.
10. The value of owner-occupied housing in Chiloquin is relatively low.
11. There appears to be a lack of rental housing in Chiloquin at a price range within the means of low-income households.



12. Using the high population projection, Chiloquin will need approximately 215 new housing units by the year 2000.
13. There is a need for low-cost houses (i.e., less than \$40,000) in Chiloquin.
14. There is a desperate need for housing rehabilitation programs, due to the age and condition of the existing housing stock.

#### XI. PUBLIC FACILITIES AND SERVICES

1. Although public facilities and services in Chiloquin are adequate to meet the current needs, improvements are needed in both the water and sewerage systems.
2. The City hall needs to be expanded and remodeled. Relocating the library to the City hall increases this need.
3. Police protection is provided 40 hours per week, which is inadequate.
4. The fire department needs newer equipment and more fire hydrants to improve existing service.
5. The Elementary school needs to be expanded/remodeled, as does the high school.
6. The museum needs new space in order to reopen.
7. Chiloquin airport is currently being studied, and an Airport Master Plan is being developed.
8. Water supply is adequate for present and future needs.
9. Water storage facilities/capacity is inadequate at present.
10. The water distribution system is undersized in many areas of town at present.
11. The sewage treatment system is adequate at present, but may need to be expanded to meet future needs.
12. Many sewer lines are infiltrated by groundwater, thus increasing the flow to the treatment plant.
13. Several areas in town have not been connected to the sewer system.

14. The lines on the east side of town are undersized.

## XII. TRANSPORTATION

1. Chiloquin's street network is adequate to provide for reasonably safe and convenient transportation.
2. Truck routings need to be improved to avoid congestion at the downtown intersection.
3. Improved access to the mill is needed.
4. Chiloquin's street network might be improved by paving street rights-of-way which are not presently open for travel.
5. Bicycle and pedestrian transportation could be improved.
6. Chiloquin's population is not large enough to support a mass transit system.
7. The transportation needs of senior citizens and the handicapped might best be served by a County-wide system.
8. State Planning Goal XII requirements were taken into account in preparation of transportation related Plan provisions.

## XIII. ENERGY CONSERVATION

1. There is potential for use of renewable energy resources in Chiloquin, particularly solar energy and biomass (waste wood material).
2. Home insulation/weatherization could help to conserve energy in Chiloquin due to the large number of older homes.
3. Encouraging use of passive solar design in new subdivisions might help to conserve energy in the future.
4. Making pedestrian and bicycle transportation more attractive and convenient might help to cut down on the use of the cars and limited energy consumption.
5. The City might limit vehicular use by encouraging additional concentrated development of the local commerce and services.

#### XIV. URBANIZATION

1. There are currently 148 acres of undeveloped vacant land in Chiloquin, of which 93 acres are vacant lots.
2. Over half of these vacant areas are in large parcels, and are not available for development.
3. Many of the vacant lots are small/not suitable for new housing, or are located in areas not conducive to new housing starts.
4. Chiloquin's population is projected to increase to as many as 1,500 persons by the year 2000.
5. About 376 housing units will be needed in order to accommodate the expected population and to renew the existing housing stock.
6. There is not sufficient suitable land within the City to accommodate anticipated growth/needed housing.
7. The City recognized State Planning Goal XIV factors 1-7 in developing the Urban Growth Boundary.

LAND NEEDS ANALYSIS

BUILDABLE LANDS - Urban and Urbanizable lands that are suitable, available, and necessary for residential use.

Total area within the city limits	403
Land currently built upon	255
GROSS AVAILABLE LAND (VACANT LAND)	148
Unsuitable land - Floodplain	25
Unsuitable land - steep terrain	25
GROSS BUILDABLE LAND	98
Less Buildable land not zoned residential	
Commercial	3
Industrial	12
Less estimated acreage not conducive to new housing because of deteriorating or substandard units	28
Less acreage not likely to be available for development because of ownership	10
GROSS BUILDABLE RESIDENTIAL LAND	45
Land needed for support facilities, i.e. streets, easements, parks etc. (30%)	8
NET BUILDABLE RESIDENTIAL LAND WITHIN CITY	37

The next question that has to be addressed is how much land is needed?

RESIDENTIAL LAND NEEDS

Projected population increase (1970-2000)	643
Projected Household Size	2.5
Projected Number of New Households	257
Projected Replacements	161
Total	418

Type of Unit	%	Projected # Units	Units Considering Vacancy**	Required Acres*
Single Family	90	376	450	150
Multi-Family	10	42	53	9
TOTAL	100	418	503	159

\*Maximum allowable density: 3 units/acre for single family  
6 units/acre for multi-family

\*\*Assumed continued vacancy rate of about 8-9%

PUBLIC LAND NEEDS

Currently Chiloquin has 152 acres of public land, or 17.8 acres per 100 population.

If this was simply extrapolated it would mean that Chiloquin, would need an additional 110 acres of public lands.

However, since Chiloquin already has a larger ratio of public land than the other small towns, the projected need was cut in half.

ESTIMATED ADDITIONAL PUBLIC LAND NEEDED 55 Acres

COMMERCIAL/INDUSTRIAL LAND NEEDS

Chiloquin currently has 12 acres of Commercial/Industrial land or, 1.4 acres per 100 persons.

Although by extrapolation Chiloquin would need about 9 more acres by the year 2000 (half commercial and half industrial), this would not provide for industries of any size to locate there, so 40 acres has been projected as the industrial need. Twenty acres has been projected as the commercial need since most commercial growth is expected to be large-parcel highway-oriented rather than retail uses.

SUMMARY:

Category	Incorp. Buildable Land	Incorp. After Streets	Total Net Land Needed	Total Net Unincorp. Land Needed
Residential	37	26	159	133
Industrial	13	9	40	31
Commercial	3	2	20	18
Public	42	37	55	18
TOTAL	85	74	171	200*

\*Does not include airport property approximately 100 acres).

LAND PROVIDED WITHIN THE URBAN GROWTH BOUNDARY

The following amounts of unincorporated land has been provided to satisfy the above needs.

Residential (and additional public) land provided:

Net acreage suitable for 3 units per acre	84 acres
Net acreage suitable for 1-2 units per acre	58 acres
Commercial land provided	26.5 gross acres
Industrial land provided	55 (undeveloped) gross acres

OTHER URBAN GROWTH BOUNDARY CONSIDERATIONS

Although the above figures include more land than may actually be required, the following additional factors were recognized in arriving at the UGB:

1. The logical south boundary is the river.
2. Southwest of town only two parcels (35 and 5 acres, respectively) remained between USFS land and the City. These were included in the UGB.
3. The east and north UGB lines basically followed the City limits except for item 2 above, and 25 acres added along the north boundary that was surrounded on 3 sides by the City.
4. The northwest boundary generally follows the large-lot subdivision north of town, and included those lots fronting on Highway 422 coming into town.
5. The west line essentially follows the west airport property line.
6. With the exception of the mill site (zoned Industrial), nearly all of the UGB land outside the City limits is zoned Forestry which will prevent conversion of such land until rezonings (and associated findings) have been undertaken, or the areas are annexed.

1 SURVEY - CITY OF CHILOQUIN.

survey for written responses to specific questions and for

s on the preliminary land use map (page 2), please include

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- If NO, Please indicate where commercial uses should locate by placing a (C) on the plan map in the appropriate area.
3. Residential land uses include homes, duplexes, etc. Do you feel that residential uses should be located in areas shown on the plan map?  
 YES NO  
 11 5  
 (NA-4)
- If NO, please indicate where residences should locate by placing an (R) on the plan map in the appropriate area.
4. Provision must be made in every community for rental housing such as duplexes and apartments. Indicate where you would favor locating multi-family housing by placing an (MF) in the appropriate area on the plan map.
5. Provision must also be made for mobile homes and mobile home parks to be located in every community. Indicate where you would favor new mobile homes and possible mobile home parks by placing an (M) or (MH) respectively in the appropriate area of the plan map.
6. Also indicated on the map is a boundary which is somewhat larger than the city limits. This is a preliminary Urban Growth Boundary, or the area the community may need to accommodate growth over the next 20 years. Do you agree with the location of this boundary?  
 YES NO  
 10 10  
 (NA-4)
- If NO, please indicate where this boundary should be made smaller or larger using arrows or lines.

III. GOALS AND POLICIES: The following questions refer to the planning goals enclosed with this survey. Your answers to these questions will assist the Planning Commission and City Council in defining the community's goals for the foreseeable future. Please use the back of the survey for written comments.

(Citizen Involvement)

1. Do citizens have enough opportunities to voice their opinions when land use proposals are being considered? If not, what changes are needed?  
 YES NO  
 17 9  
 (NA-4)
2. Do citizens have adequate notice of upcoming development proposals? If not, how can notice be improved?  
 11 13  
 (NA-5)
3. Would you like to be more involved in developing the City's land use plan?  
 10 13  
 (NA-7)

If YES, how could the city make it easier for you to participate?

(Land Use Planning)

4. How often should the City's land use plan be updated?  
 11 each year 9 every 5 years  
 9 Every other year 11 every 10 years  
 (Forest Lands) (NA-7)

5. Do you feel that Chiloquin's beauty is enhanced by the nearby forest lands?  
 20 11  
 (NA-1)
6. Should forested areas inside the City be protected? If YES, to what extent?  
 21 3  
 (NA-6)
7. Should forested areas outside the city be further subdivided? If YES, where?  
 4 22  
 (NA-3)

(Open Space, Senic and Historic Areas and Natural Resources)

8. Should the City regulate development in locations that have significant natural values, such as waterfowl feeding or nesting areas, shorelines, or scenic areas?  
 20 7  
 (NA-3)

YES NO  
 12 10  
 (NA-8)

10 15  
 (NA-5)

13 8  
 (NA-4)

12 17  
 (NA-1)

12 16  
 (NA-2)

24 5  
 (NA-1)

12 16  
 (NA-2)

9 16  
 (NA-5)

11 15  
 (NA-4)

9. Are there any outstanding scenic areas near the community that you feel should be protected? If so, indicate where at the end of this survey.

10. Are there sites or structures in town that should be recognized for their historic value? If so, please indicate where at the end of this survey.

11. Do you favor preservation of historic structures?

12. Do you think that air and water quality is deteriorating?

13. Is noise a problem in your part of town? If so, please describe at the end of this survey.

(Natural Disasters and Hazards)

14. Should the City discourage or restrict new development in areas subject to natural disasters and hazards? (i.e. floodplains, steep slopes, high groundwater, etc.)

(Recreation Needs)

15. Do you feel that the City has adequate park and recreation facilities?

16. If NO, what should the City do to improve park and recreation facilities?

10 improve existing parks

11 acquire more land

5 more neighborhood parks

14 more recreation for youth

7 more recreation for senior citizens

1 other, specify on back

(NA-9)

(Economy)

17. Are the working members of your household able to find jobs which utilize their skills?

18. Would more members of your household be working if jobs were available for women?

19. Does the community need new industry/more jobs? if so, what type?  
 YES NO  
 YES  NO  
 (NA-3)
20. Does the community need more commerce and services? If so, what type?  
 YES  NO  
 (NA-5)
21. Does the downtown area need to be improved? If so, how?  
 YES  NO  
 (NA-1)

(Housing)

22. What type of housing is most needed in the community?  
 single family  apartments  
 duplexes  mobile homes  
 don't know  
 (NA-2)

23. Does the community need more rental housing?  
 YES  NO  
 (NA-2)
24. In what price range is housing needed in the community?  
 less than \$30,000  
 \$30,000-\$40,000  
 \$40,000-\$50,000  
 \$50,000 or more  
 (NA-3)

25. Should we encourage provision of moderate priced housing in the community? If so, how?  
 YES  NO  
 (NA-6)
26. Should we encourage remodeling/rehabilitation of older homes in the community?  
 YES  NO  
 (NA-1)

(Public Facilities and Services)

27. Please rate the following city services according to quality.

NA		Good	Average	Poor
1	1. Water Service	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	2. Sewer Service	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
0	3. Street Lighting	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	4. Fire Protection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	5. Police Protection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	6. Library	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	7. Museum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	8. City Hall	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7	9. Operation of City	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7	7b Government	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
17	10. Health and Medical	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1	Facilities			

28. List numbers of three above services which are most in need of improvement:  
 \_\_\_\_\_

29. Would you be willing to pass a special tax levy to finance the above needed improvements?  
 YES NO  
 YES  NO  
 (NA-1)
30. Should the City provide water and/or sewerage to areas outside the city limits?  
 YES  NO  
 (NA-1)
31. State below areas where you feel water and sewer service will be needed in the next few years.

(Transportation)

32. Do you feel that the community's street system allows you to drive safely and conveniently?  
 YES  NO  
 (NA-0)
33. Do you think the community needs bike paths?  
 YES  NO  
 (NA-2)
34. If members of your household walk often in your neighborhood, do you feel they are safe from traffic hazards?  
 YES  NO  
 (NA-1)
35. Does the City need more sidewalks? If YES, where are they most needed?  
 YES  NO  
 (NA-4)
36. Indicate below those streets in town that are most in need of repair.

(Energy Conservation)

37. Do you favor development of renewable energy resources such as solar and geothermal energy?  
 YES  NO  
 (NA-3)
38. Do you feel that home insulation is important?  
 YES  NO  
 (NA-1)
39. Would you like to see more local programs to encourage home insulation?  
 YES  NO  
 (NA-5)

(Urbanization)

40. Does the City need more land to accommodate growth?  
 YES  NO  
 (NA-3)
41. Do you feel that vacant land inside the City should be used before annexing new areas?  
 YES  NO  
 (NA-2)
42. How much population growth would you like to see over the next 10-20 years?  
 None  Medium  
 Small  Large  
 (NA-1)

43. Which direction should the City grow?

- North  East  
 South  West  
 (NA-4)

IV. COMMENTS (see pages )



List of Issues from Community Attitude Survey - Chiloquin.

(1) What do you like most about Chiloquin?

Small town (9)  
Setting-scenery-location (7)  
Recreation (7)  
People (5)

(2) What do you like least about Chiloquin?

APPEARANCE (10)

Dogs	Poor landscaping
Junk cars	Shabby commercial area
Littered yards	Weeds, high grass
Trash burning	

SERVICES (8)

Police protection  
Lack of good emergency services  
The quality of services  
City government  
No citizen involvement

GROWTH (8)

Too many Californians moving in  
Transplants re-creating what they came her to get  
away from.  
Criticism from people new to area.  
People who won't leave the town as it is.  
Attitude of Oregon natives.

(3) What do you see as the major problems facing the community over the next 10 years?

SERVICES/CITY FISCAL CAPABILITY (15)

Parks and Recreation  
Quality of Education  
Police Protection  
Social services  
Sewer & Water Facilities  
Inadequate services to accommodate growth.  
No money for streets and utilities.  
No money to take care of growth.  
City financing to accomplish goals necessary.  
Taxes.

GROWTH (6)

Increased population  
Overpopulation  
Too many Californians/transplants  
Growth & rules for growth

HOUSING (2)

ECONOMY (3)

- (4) What would you like to see accomplished in the next 10 years?

SERVICES (11)

Provide sewer & water throughout present City limits.  
Police protection.  
More fire hydrants.  
More water mains.  
Sidewalks.  
Parks.

APPEARANCE (9)

City clean up.  
Beautify City.  
Clean up vacant lots.  
Tear down vacant buildings.  
Fix up old houses.  
New City.

GROWTH

Growth (1,000 more people)  
Growth & rules for growth  
Liveable small community  
Leave things as they are  
Move Californians south.

COMMON COUNCIL OF THE CITY OF CHILOQUIN

An Oregon Municipal Corporation

A RESOLUTION ADOPTING THE COMPREHENSIVE )  
PLAN, URBAN GROWTH BOUNDARY AND RELATED )  
MANAGEMENT AGREEMENT PROVISIONS BY AND )  
BETWEEN THE CITY OF CHILOQUIN AND KLAMATH )  
COUNTY: AND RECOMMENDING RELATED COUNTY )  
ZONING AND SUBDIVISION ORDINANCE PRO- ) Resolution No. B452  
VISIONS.

This resolution is hereby approved, adopting the City of Chiloquin, hereinafter called City, Comprehensive Plan, Urban Growth Boundary, and related urban growth management agreement provisions by and between the City and Klamath County, hereinafter called County, for the unincorporated areas within such Boundary.

WHEREAS, the City Planning Commission has recommended approval of the comprehensive plan and urban growth boundary; and

WHEREAS, a procedure is required to be jointly adopted by the City and County for administering plan and ordinance provisions, particularly related to unincorporated land within the City's Urban Growth Boundary; and

WHEREAS, it is recognized that such plan, boundary and management agreement must be approved by the City and adopted by ordinance by the County to satisfy LCDC requirements for plan acknowledgement;

NOW THEREFORE, BE IT RESOLVED, the City does hereby approve the City's comprehensive plan and urban growth boundary and the following related management agreement provisions:

1. That no land outside of the Urban Growth Boundary will be annexed into the City unless such boundary is expanded to encompass the area.

3. That the City will notify the County prior to taking action on any Plan or zone change or any other request in which the County may be interested.
4. That the County will notify the City prior to taking action on any request regarding any unincorporated land within or abutting the Urban Growth Boundary.
5. That any changes in the Plan will follow procedures for zone changes, and will be in accord with the goals and policies found herein.

AGREED, this 12<sup>th</sup> day of May, 1980.

City Mayor Barbara Joyce Hatcher (Council President)

City Recorder Millicent N. Whiting